



RETAIL SPACE IN HIGH TRAFFIC LOCATION

CROSSROADS SHOPPING CENTER
1550 Buford Hwy. NE Buford, GA 30518

\$18/PSF/YR NNN TICAM Est. \$3.75/PSF/YR

EXECUTIVE OVERVIEW



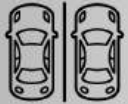
\$2,400/month (C) plus TICAM of \$500/month
\$1,800/month (D) plus TICAM of \$375/month
\$7,200/month (F) plus TICAM of \$1,500/month



Unit C 1,600 SF
Unit D 1,200 SF
Unit F 4,800 SF



HIGH TRAFFIC/HIGHLY VISIBLE LOCATION



490 PARKING SPACES



**ACCESS VIA BUFORD HWY AND
BUFORD DRIVE**

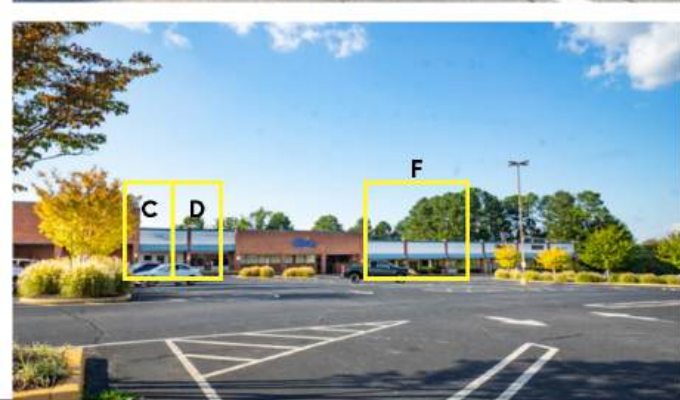


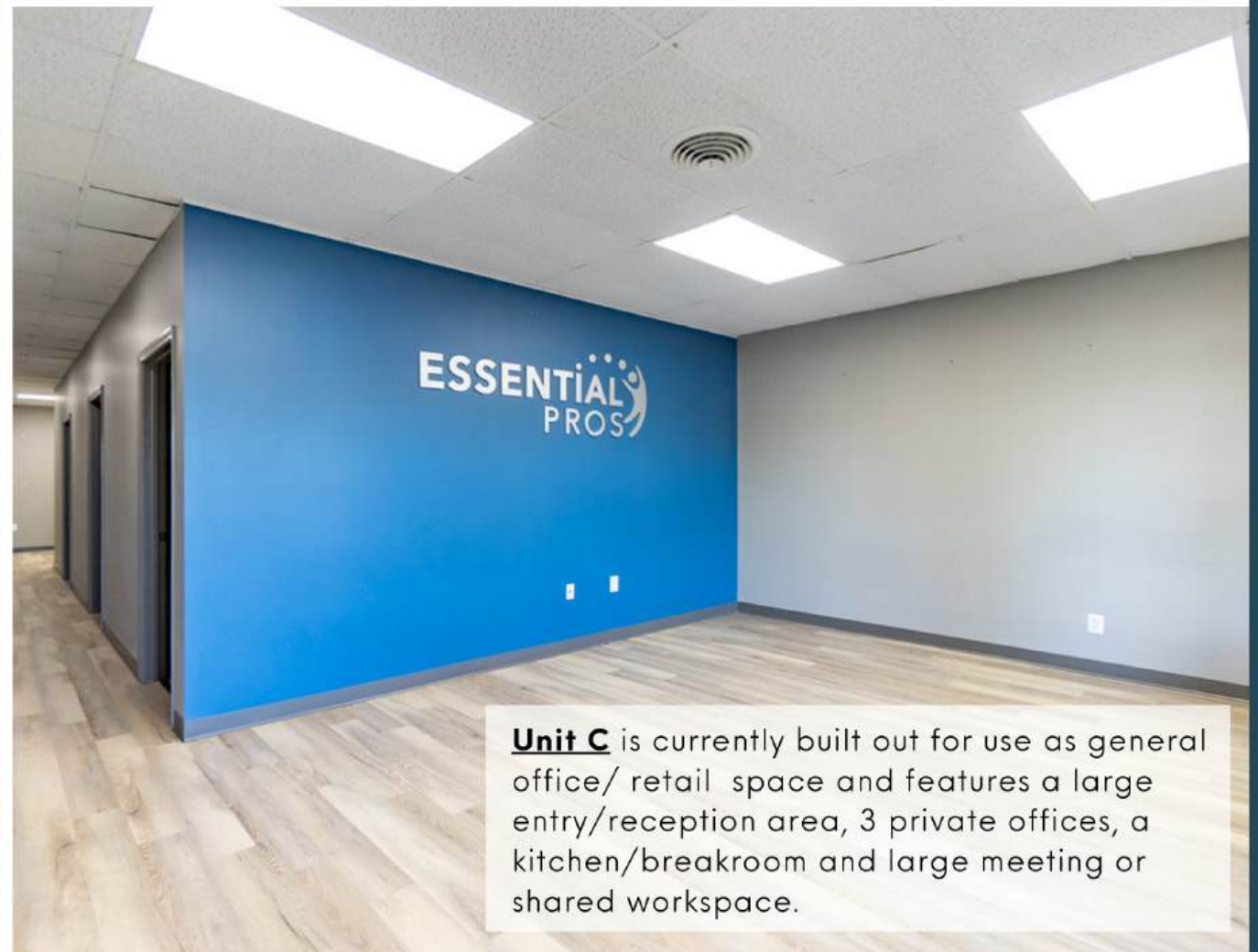
Atlas Real Estate Advisors is pleased to offer Units C, D & F in the Crossroads Shopping Center, 1550 Buford Hwy NE, Buford GA FOR LEASE at **\$18/PSF/YR/NNN**.

Crossroads Shopping Center is one of four large retail centers facing the intersection of Buford Highway and Buford Drive. This ~58,000 SF retail center was built in 1982 and features 9 inline spaces, 490 parking spaces, and ~200 ft of frontage along Buford Highway.

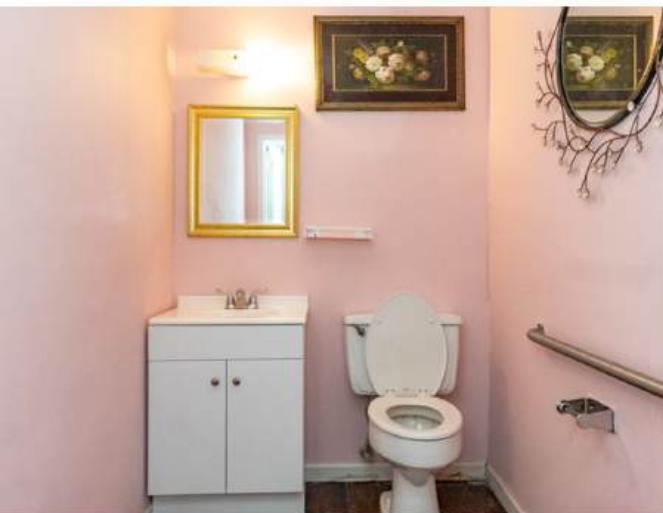
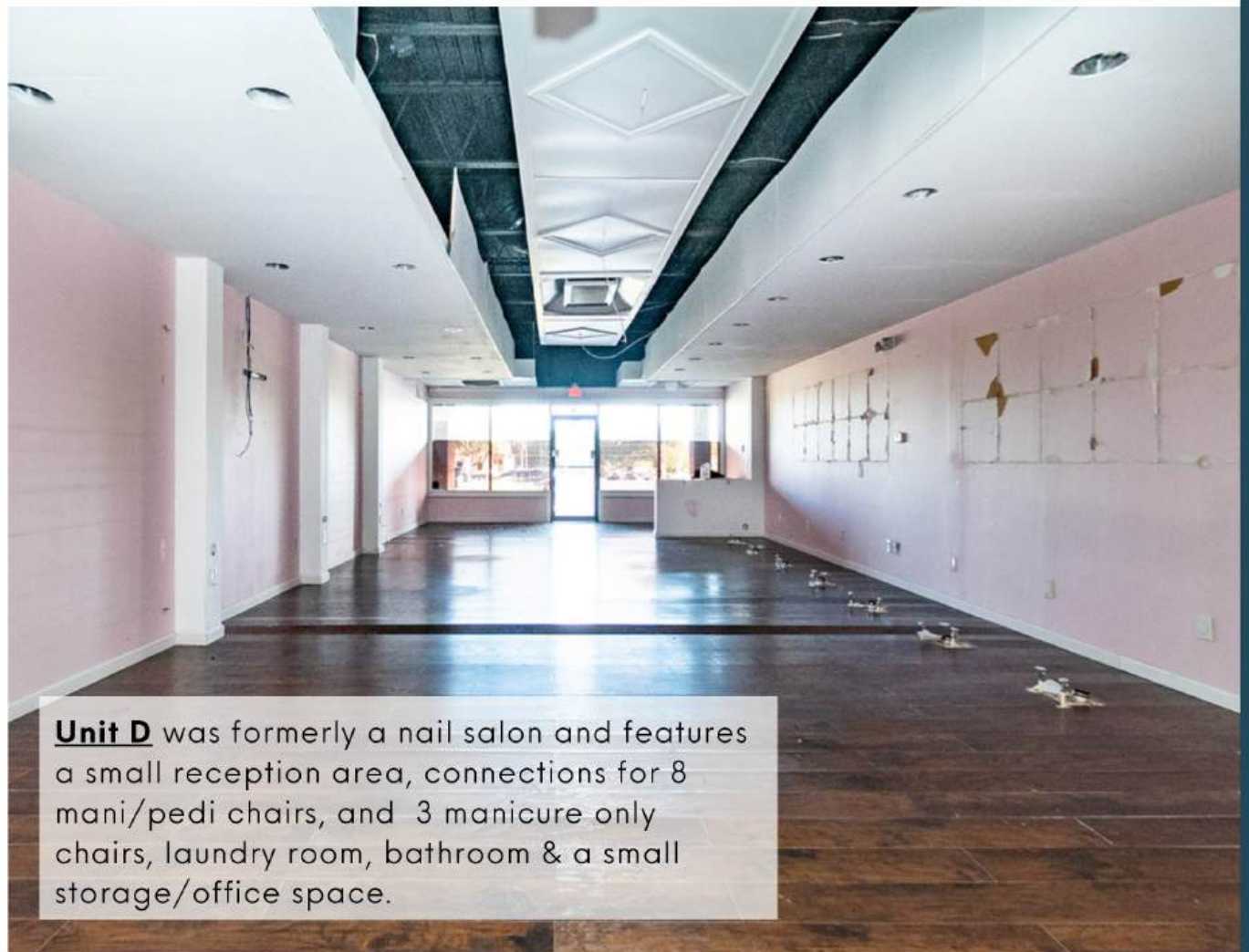
Crossroads Shopping Center can be easily accessed via multiple entry points along Buford Hwy, Buford Drive, and Commerce Drive and is convenient to daily drivers traveling to and from towns like Buford, Suwanee, Sugar Hill, Flowery Branch and more.

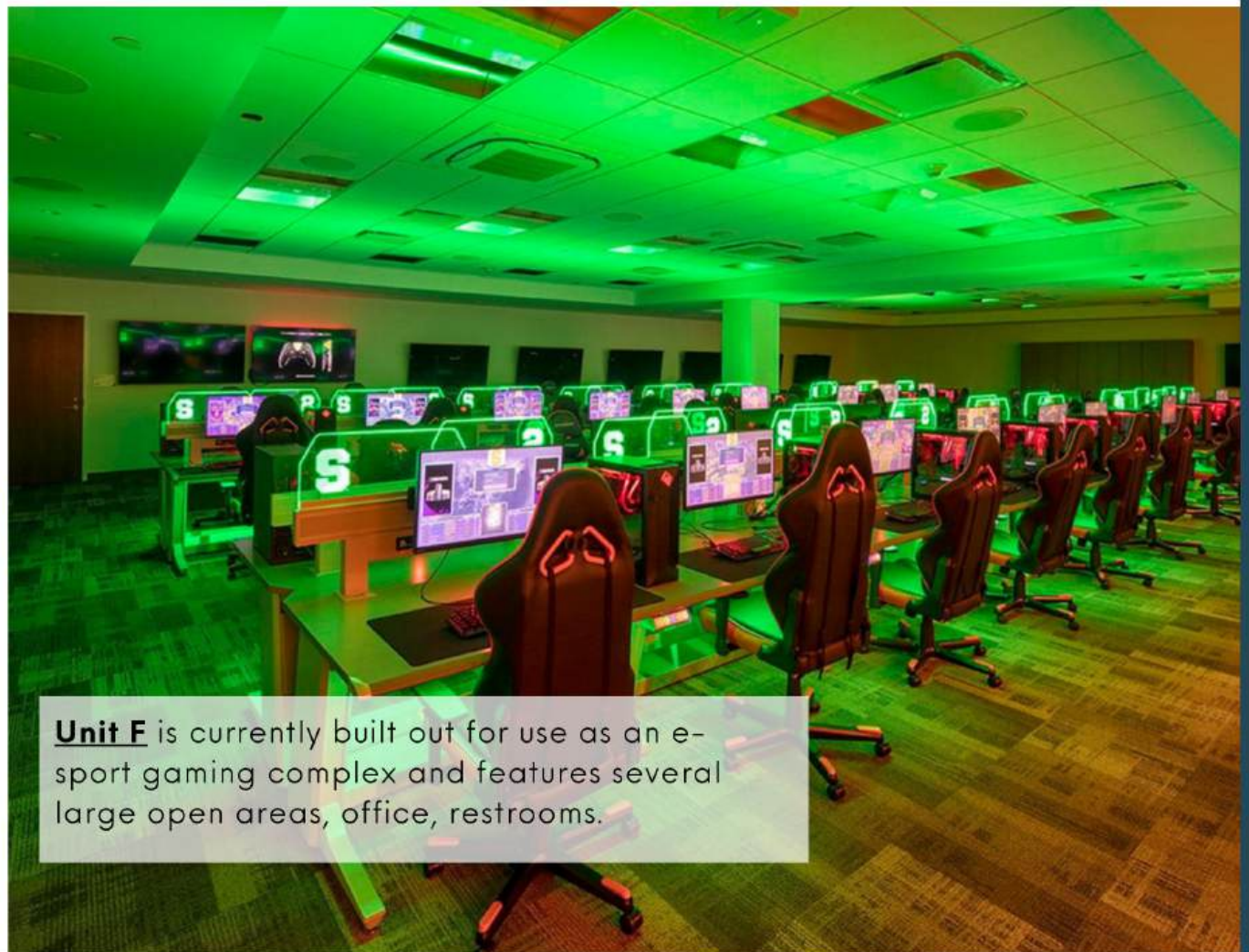
Unit C , D & F, 1,600. 1,200 and 4,800 SF respectively, are located adjacent to Goodwill and DaVita Dialysis, two long-standing tenants to the center. Neighboring tenants also include H&R Block, Pizza Hut, Didi Rose Jewelry, Tilt Gameplex, and Limitless Dance Company. Units C & D can be combined to accommodate one 2,800 SF user, potential to demise Unit F into two spaces.





Unit C is currently built out for use as general office/ retail space and features a large entry/reception area, 3 private offices, a kitchen/breakroom and large meeting or shared workspace.





Unit F is currently built out for use as an e-sport gaming complex and features several large open areas, office, restrooms.

SITE PLAN

Buford Drive

Buford Drive

Commerce Drive

Commerce Drive

Buford Hwy NE

Buford Hwy NE

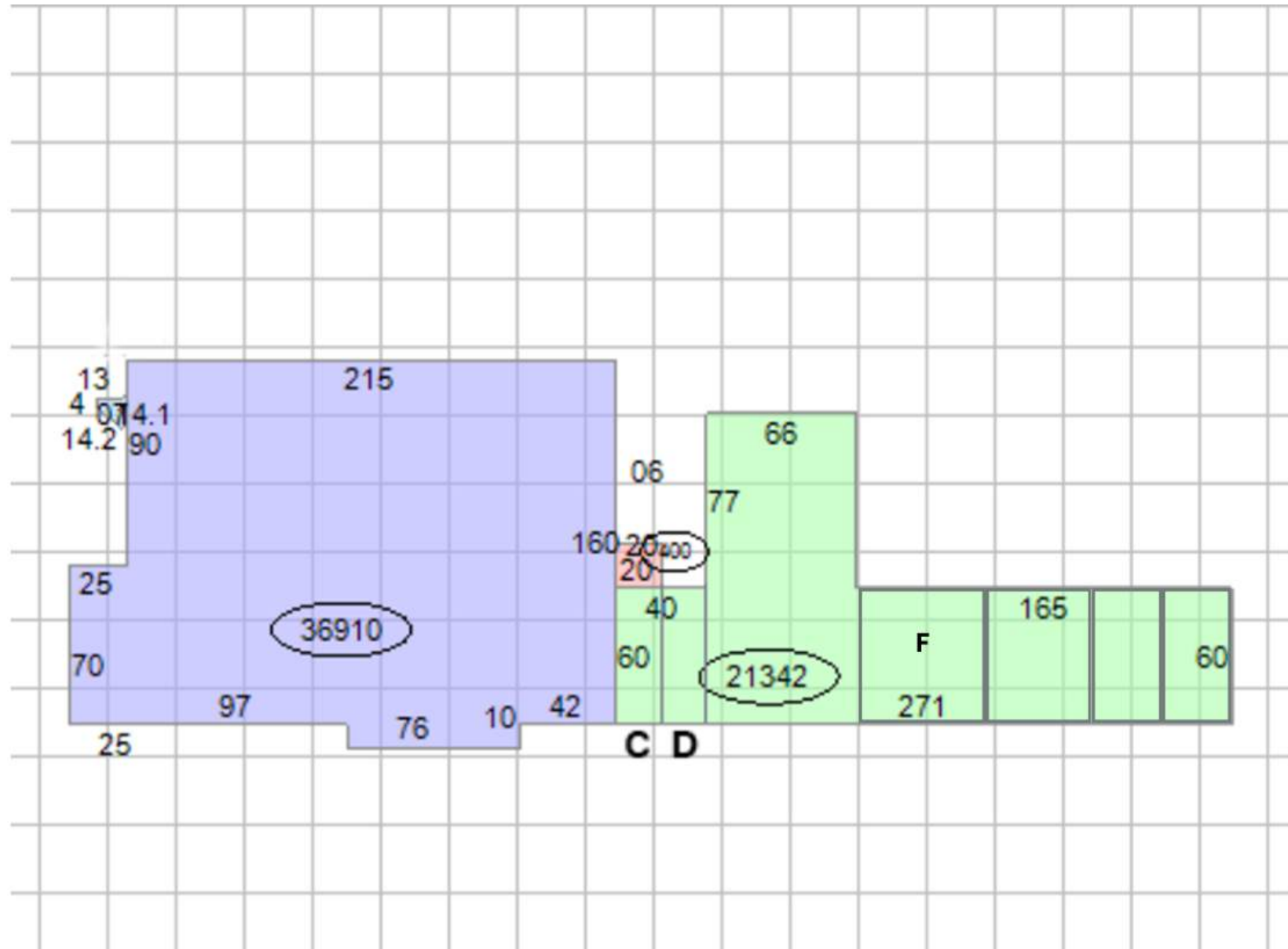
Cornerstone Shopping Center can be accessed via multiple entry points along Buford Hwy, Commerce Drive and Buford Drive.

C

D

F

BUILDING PLAN



There is a population of over 140,000 people within a 5 mile radius of 1550 Buford Hwy NE.-a number that is predicted to increase 8% by 2029.





The city of Buford is 17.9 square miles, and is well known for its large retail sector that includes dozens of shopping centers and several malls. The city is well known for its strong industrial and commercial base, and is a Certified Work Ready Community.

Village Square
Shopping Mall



Buford Dr.

 **Crossroads
Shopping Center**



Buford Hwy. NE

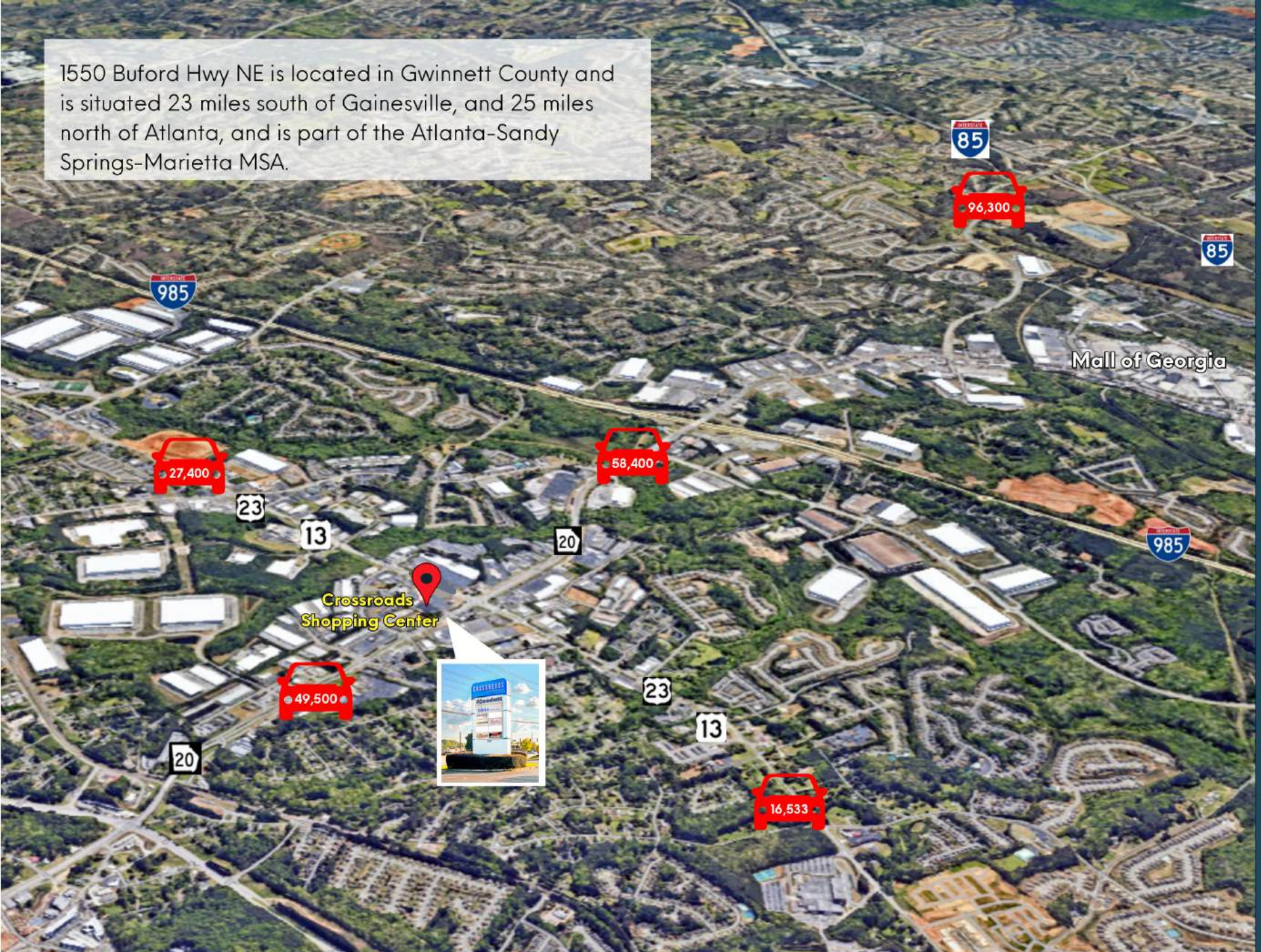


Buford Mall
Shopping Center



Sugar Hill Station

1550 Buford Hwy NE is located in Gwinnett County and is situated 23 miles south of Gainesville, and 25 miles north of Atlanta, and is part of the Atlanta-Sandy Springs-Marietta MSA.

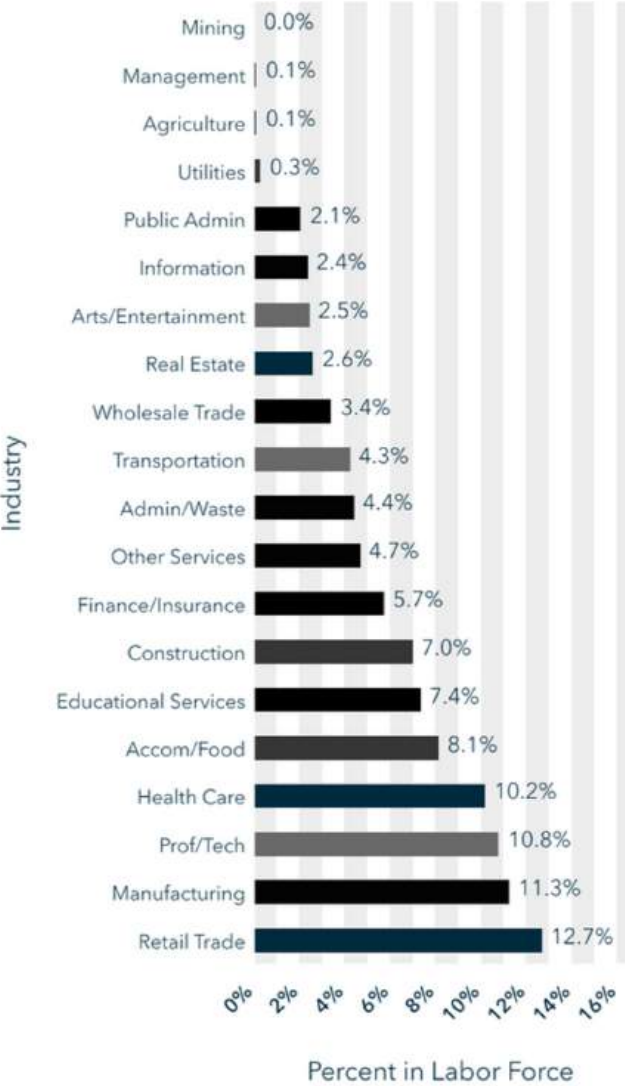




Economic Development Profile

Ring of 5 miles

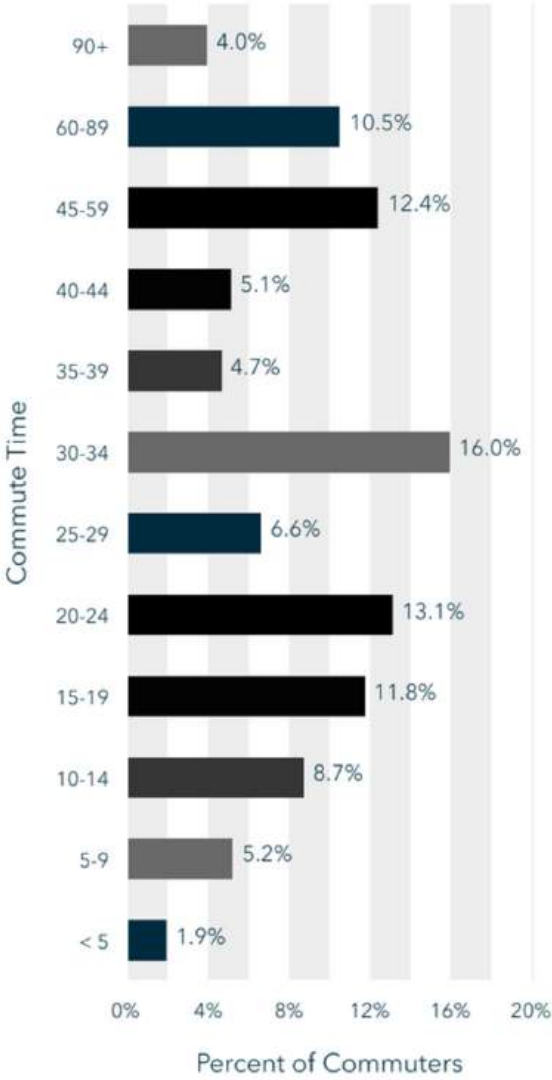
Labor Force by Industry



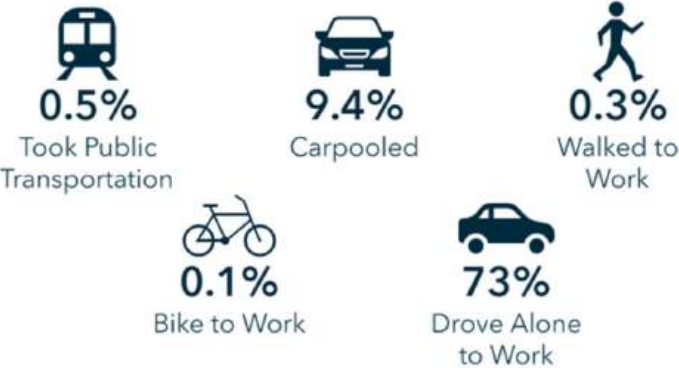
Workforce Overview



Commute Time: Minutes



Transportation to Work

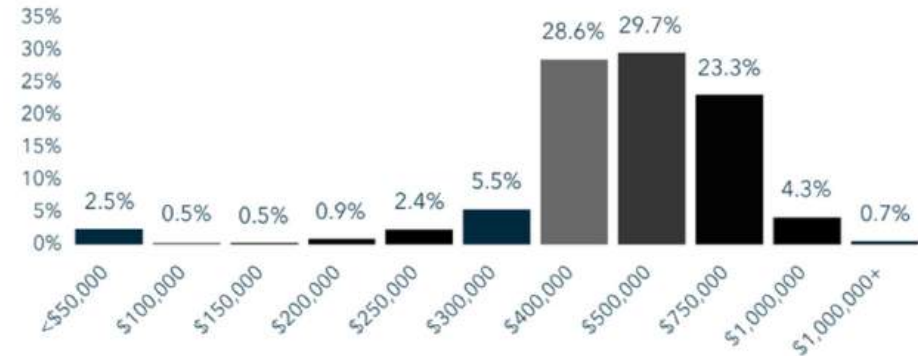


Community Overview

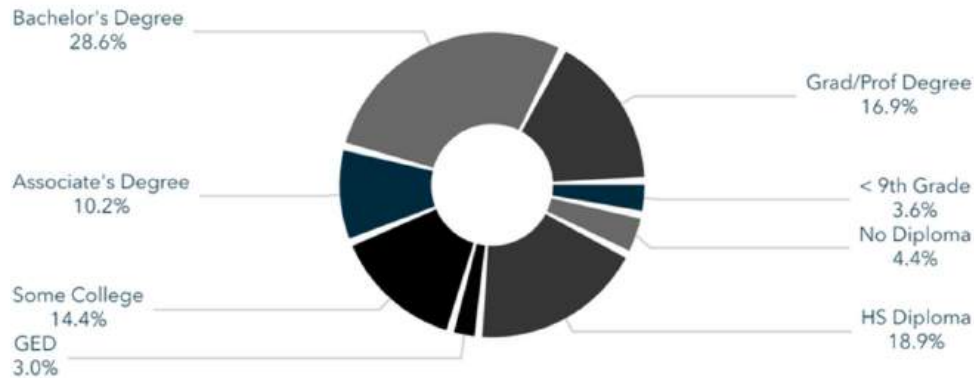
Key Facts



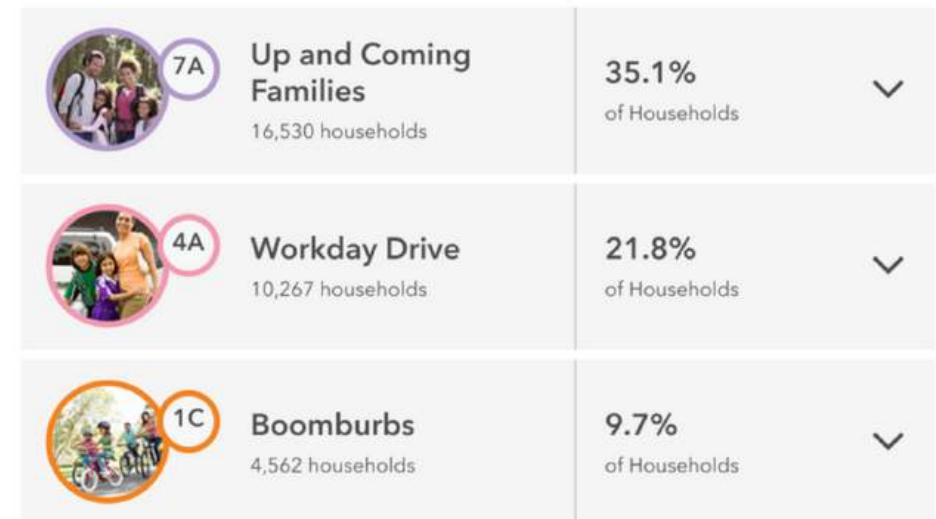
Home Value



Educational Attainment



Tapestry segments





LifeMode Group: Sprouting Explorers

Up and Coming Families

7A

Households: 2,901,200

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

SOCIOECONOMIC TRAITS

- Education: 67% have some college education or degree(s).
- Hardworking labor force with a participation rate of 71% (Index 114).
- Most households (61%) have two or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Family Landscapes

Workday Drive

4A

Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: \$90,500

WHO ARE WE?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- *Workday Drive* residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164) and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers (Index 124).
- Connected, with a host of wireless devices —anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Affluent Estates

Boomburbs

1C

Households: 2,004,400

Average Household Size: 3.25

Median Age: 34.0

Median Household Income: \$113,400

WHO ARE WE?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original *Boomburbs* neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the *Boomburbs* neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.



OUR NEIGHBORHOOD

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 220); average household size is 3.25.
- Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5% (Index 173).
- Primarily single-family homes in new neighborhoods, 66% built since 2000 (Index 441).
- Median home value is \$350,000 (Index 169).
- Lower housing vacancy rate at 3.7%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines (Index 141).

SOCIOECONOMIC TRAITS

- Well-educated young professionals, 55% are college graduates (Index 178).
- High labor force participation at 71.3% (Index 114); most households have more than two workers (Index 124).
- Longer commute times from the suburban growth corridors have created more home workers (Index 156).
- Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

MARKET POTENTIAL



Data for all businesses in area			5 miles	
Total Businesses:			5,038	
Total Employees:			53,381	
Total Residential Population			141,053	
Business by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	5	0%	46	0%
Mining	1	0%	5	0%
Utilities	7	0%	64	0%
Construction	558	11%	5,316	10%
Manufacturing	216	4%	4,647	9%
Wholesale Trade	204	4%	3,902	7%
Retail Trade	728	14%	9,849	18%
Motor Vehicle & Parts Dealers	115	2%	1,781	3%
Furniture & Home Furnishings Stores	50	1%	497	1%
Electronics & Appliance Stores	34	1%	314	1%
Bldg Material & Garden Equipment & Supplies Dealers	69	1%	897	2%
Food & Beverage Stores	60	1%	1,141	2%
Health & Personal Care Stores	63	1%	398	1%
Gasoline Stations	26	1%	108	0%
Clothing & Clothing Accessories Stores	136	3%	1,410	3%
Sport Gpds, Hobby, Book, & Music Stores	106	2%	972	2%
General Merchandise Stores	70	1%	2,332	4%
Miscellaneous Store Retailers	N/A	N/A	N/A	N/A
Nonstore Retailers	N/A	N/A	N/A	N/A
Transportation & Warehousing	89	2%	589	1%
Information	86	2%	1,127	2%
Finance & Insurance	223	4%	1,550	3%
Central Bank/Credit Intermediation & Related Activities	62	1%	589	1%
Securities, Commodity Contracts & Other Financial	54	1%	225	0%
Insurance Carriers & Related Activities; Funds, Trusts, Other	107	2%	737	1%
Real Estate, Rental & Leasing	224	4%	1,460	3%
Professional, Scientific, and Tech Services	470	9%	2,742	5%
Legal Services	73	1%	272	1%
Management of Companies & Enterprises	9	0%	63	0%
Administrative & Support & Waste Management & Remediation	259	5%	2,344	4%
Educational Services	121	2%	3,179	6%
Health Care & Social Assistance	376	7%	3,440	6%
Arts, Entertainment & Recreation	119	2%	1,234	2%
Accommodation & Food Services	391	8%	7,158	13%
Accommodation	37	1%	852	2%
Food Services & Drinking Places	354	7%	6,306	12%
Other Services (except Public Administration)	660	13%	3,796	7%
Automotive Repair & Maintenance	107	2%	1,101	2%
Public Administration	31	1%	550	1%
Unclassified Establishments	262	5%	317	1%
Total	5,038	100%	53,381	100%

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

